

20,000 square feet in the RS area and a minimum of 40,000 in the RA area) and approximately 16 acres of multiple housing. These areas are designated on the zoning map.

To estimate the current population of the one mile unincorporated area, the first step is to ascertain the existing number of residences. These were counted at 821 during the housing survey conducted by the Division of Community Planning. From this count and an estimate of population per household, an estimate of current population in this area was made.

The population per household average in Southern Pines is 3.13. For Moore County, it is 3.65. The reason for larger families beyond the incorporated area is not, as it is in some locales, that there is a larger percentage of nonwhites (who normally have larger families) outside of the corporate limits. There is a higher percentage of nonwhites inside Southern Pines (about a third) than in Moore County (about 20 percent). The explanation is, instead, the larger homes in this area, able to accommodate larger families (it was noted in the land use survey and analysis that the larger and more extensive homes in the planning area are, indeed, beyond the corporate units) and the fact that childless couples - both young and old - would have no real reason to live outside of town, while the cheaper land available in large quantities and the ability to keep animals would appeal more to those with children. Too, farm families are often much larger than are those within corporate limits. However, these factors should not be the only ones taken into consideration in figuring the household size in the one mile unincorporated area immediately peripheral to the town of Southern Pines. Closeness to a town minimizes the effect of some of the factors discussed above and brings others into play. This area is more urban than is strict countryside. Thus, the household population may be somewhat lower, closer to the configuration observed in town.

To adjust for these factors and arrive at a figure by which to multiply housing units and arrive at an estimate of the current